

A FINAL PLAT OF KRAJEWSKI'S 2nd SUBDIVISION OF A TRACT OF LAND LOCATED IN THE SE 1/4 OF SECTION 25. T.17 N., R.44 W. OF THE 6th P.M., GARDEN COUNTY, NEBRASKA

LEGAL DESCRIPTION FOR SUBDIVISION

A tract of land located in the SE 1/4 of Section 25, T.17 N., R.44 W. of the 6th P.M., Garden County, Nebraska, being more particularly described as follows:

Commencing at the S 1/4 corner of Section 25, T.17 N., R.44 W. of the 6th P.M., Garden County, Nebraska; thence N 89°52'52" E on the south line of the SE 1/4 of said Section 25, 950.29 feet to the SE corner of a tract of land surveyed by Robert D. Temple dated April 1986 also being the Point of Beginning; thence N 00°00'21" E on the east line of said tract, 149.83 feet to the NE corner of said tract; thence N 89°52'52" E parallel with the south line of said SE 1/4, 300.00 feet; thence S 00°00'21" W parallel with the east line of said tract, 149.83 to a point on said south line; thence S 89°52'52" W on said south line 300.00 feet to the Point of Beginning, containing 1.03 acres, more or less.

SURVEYOR'S NOTES:

This survey was set forth by Jonathan Krajewski to subdivide a tract of land in the SE 1/4 of Section 25, Township 17 North, Range 44 West of the 6th P.M., Garden County, Nebraska

In the initial research in the Garden County Clerk's office, I found a survey for a tract of land in the SE 1/4 of Section 25 done by Robert D. Temple dated April 1986. In the Commencement of the field work I found a 5/8" rebar for the SE corner of said section recorded on said survey. I then went west to the S 1/4 corner of said Section and found a PK nail, I reset the corner with a 5/8" rebar w/ an alum. cap stamped per BLM standards. With the Section corners found I went the NW corner of Parcel "B" of said survey and found all the corners of said Parcel. I used set the NE corner of Lot 1 by using the NE corner of said parcel and being parallel with the south line of said SE 1/4, I went 300.00 feet. I then went parallel with the east line of said parcel south and intersected it with said south line to establish the SE corner of said Lot 1.

The basis of the bearings for this plat was arrived by GPS solutions.

A title search was not requested nor conducted by me for this tract of land. Therefore, all recorded and unrecorded Right-of-Ways or Easements may not be shown

STATEMENT OF OWNERSHIP:

Known all persons by these presents, that Jonathan L. Krajewski, Husband and Jill Krajewski, Wife, a married couple, are the owners of the lands described hereon by the surveyor, that we have caused this plat to be made according to the regulations of the governing body to better divide the land according to land use. These things are of our expressed desire and that they are all of our free will.

Jonathan L. Krajewski,
Husband

Jill Krajewski,
Wife

ATTEST:

(STATE OF NEBRASKA)
(COUNTY OF GARDEN)

The foregoing instrument was acknowledged before me on this _____ day of _____, 2012, by Jonathan L. Krajewski, Husband and Jill Krajewski, Wife to me known to be the identical persons whose signatures are affixed to the Statement of Ownership of their own voluntary act and deed.

NOTARY PUBLIC

My commission expires _____

Seal:

APPROVAL AND ACCEPTANCE (PLANNING COMMISSION)

A Final Plat of Krajewski's 2nd Subdivision of a tract of land located in the SE 1/4 of Section 25, T.17 N., R.44 W. of the 6th P.M., Garden County, Nebraska, shown hereon has been reviewed by the Garden County Planning Commission and the same has been approved and accepted.

Chairperson of the Planning Commission

Date

APPROVAL AND ACCEPTANCE (BOARD OF COUNTY COMMISSIONERS)

A Final Plat of Krajewski's 2nd Subdivision of a tract of land located in the SE 1/4 of Section 25, T.17 N., R.44 W. of the 6th P.M., Garden County, Nebraska, shown hereon has been reviewed by the Board of County Commissioners and the same has been approved and accepted.

Chairperson of the Board of
County Commissioners

Date

"A-1" AGRICULTURAL DISTRICT

Intent: It is intended that this district serve as a buffer between intense agricultural use and population centers in order to protect the integrity of existing farming and ranching operations while facilitating the complimentary development of new residential, commercial and agricultural uses.

Permitted Uses: In District "A-1" buildings, structures, land and premises shall hereafter be allowed to be erected, constructed, reconstructed, moved or altered as long as they are to be used for a permitted use.

The operation of a farm or ranch.
The cultivation, storage, and sale of crops, vegetables, plants, flowers, and nursery stock raised on the premises.
The grazing of livestock.

Aquaculture and related facilities

One (1) primary single-family dwelling per legal lot/parcel.

One (1) guest house per legal lot/parcel.

Accessory single family dwellings for persons customarily employed at or engaged in farming or ranching on site

Extraction of minerals using non-excavation (drilling) techniques.

Home Occupations. (In accordance with Section 12.01)

Schools.

Churches.

Public parks and public recreation facilities.

Tourist Information Area.

Offices incidental to the operation of the listed permitted uses.

Recreational Tourist Services

Bed and Breakfasts

Golf Courses

Utility Transmission Lines

Accessory buildings and uses incidental to the listed permitted uses.

Conditional Uses: The following conditional uses may be permitted in the "A-1" District upon approval of a permit in accordance with the requirements and procedures set forth in Section 19.

Expansion of a Class I or II Feedlot/Confinements.

Kennels

Agricultural Service establishments primarily engaged in performing agricultural husbandry or horticulture services on a fee or contract basis including:

Grain and/or feed elevator

Crop dusting or spraying operations facilities including hangers, landing strips, fertilizer storage facilities, and offices accessory to the crop dusting or spraying operation

Farm equipment sales, repair, and installation facilities

Veterinary clinics and hospitals and related facilities

Grain and feed sales

Commercial grain storage and drying

Fertilizer storage, mixing, blending, and sales

Seed processing, storage, mixing, blending, and sales

Sorting, grading, and packing fruits and vegetables for the grower

Animal waste recycling and processing facilities

Forage dehydration facilities

A-1 Agricultural Zoning District

Mineral Resource Development Facilities including:

Open pit mining and materials processing

Mining or recovery of other mineral deposits not allowed as a permitted use

Power generating facilities and related uses

Cellular, television, or radio towers.

Commercial junkyards and salvage yards

Solid waste disposal sites and facilities

Sewage and wastewater treatment operations.

Commercial trailer washout.

Cemeteries, mausoleums, and crematories.

Airports and landing strips.

Prisons

Colleges.

Fairgrounds

Race Tracks

Mobile Home parks (in accordance with Section 13)

Billboards (in accordance with Section 14)

Uses similar to the uses listed above as Conditional Uses as long as the use complies with the general intent of the A-1 District.

Height Regulations: Any building or structure hereafter erected or altered may be erected to any height which is not in conflict with any other existing County Resolution, state or federal law.

Lot Regulations:

Minimum lot size needed for a non-farm development: 40 acres. (Any legal lot of less than 40 acres that existed prior to the adoption of this Resolution is exempt from the minimum lot size requirement.)

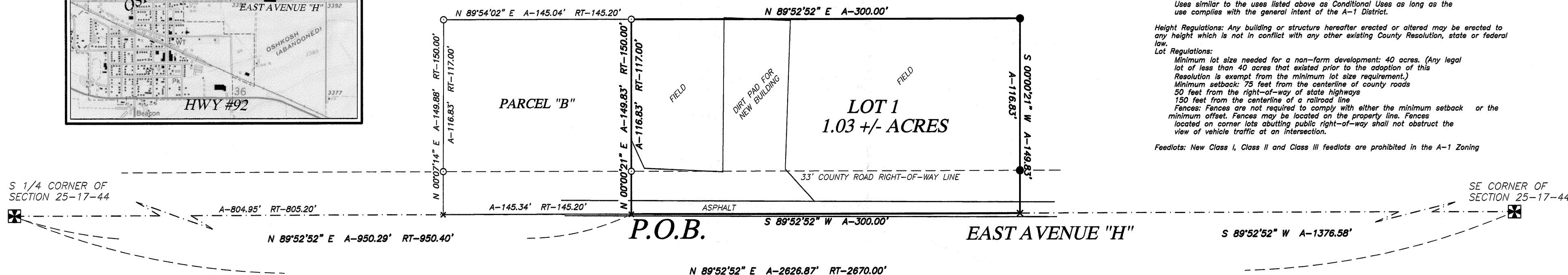
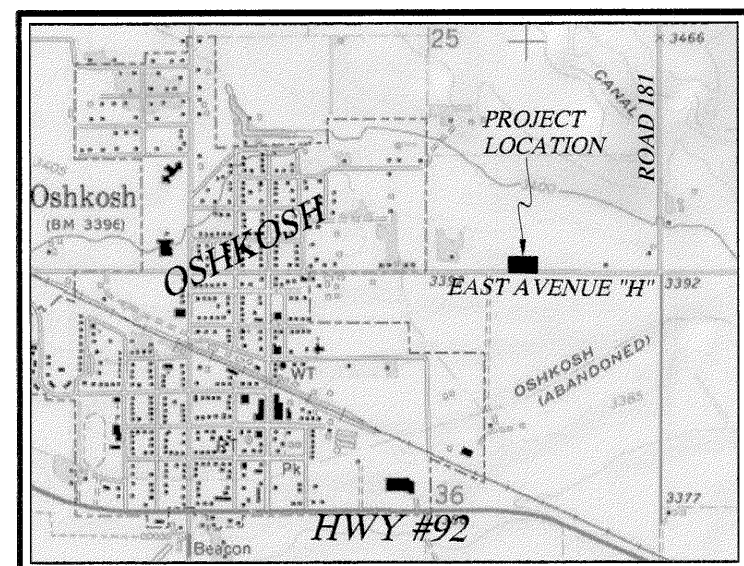
Minimum setback: 75 feet from the centerline of county roads

50 feet from the right-of-way of state highways

150 feet from the centerline of a railroad line

Fences: Fences are not required to comply with either the minimum setback or the minimum offset. Fences may be located on the property line. Fences located on corner lots abutting public right-of-way shall not obstruct the view of vehicle traffic at an intersection.

Feedlots: New Class I, Class II and Class III feedlots are prohibited in the A-1 Zoning

**VICINITY MAP
(NO SCALE)****CORNER TIE**

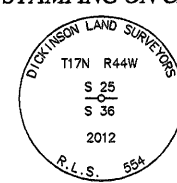
SE CORNER OF SECTION 25-17-44

FOUND 5/8" REBAR IN ASPHALT
SSW 38.8' FOUND NAIL & BOTTLE CAP IN P.P.
SE 38.8' FOUND NAIL & BOTTLE CAP IN C.F.P.
ESE 58.0' FOUND NAIL & BOTTLE CAP IN F.P.
S 8.0' CENTERLINE OF WEST ROAD
E 13.0' CENTERLINE OF NORTH ROAD

CORNER TIE

S 1/4 CORNER OF SECTION 25-17-44

FOUND PK NAIL IN ASPHALT REPLACED W/ 5/8" REBAR
W/ 2 1/2" ALUM. CAP STAMPED PER BLM STANDARDS
NNE 5.15' FOUND 1" PIPE 1.5' DEEP BELOW ASPHALT
N 28.8' FOUND NAIL & BRASS DISC IN F.P.
SW 58.7' SET NAIL & BRASS DISC IN F.P.
NE 39.4' SW POST OF GAS CAGE
WNW 44.7' CENTER OF MAN HOLE COVER

STAMPING ON CAP**RECORDED:**

Entered on numerical index and filed for record this _____ day of _____, 2012, at _____ o'clock _____ M. and recorded in Book _____ of Plats at Page _____, in the Office of the Garden County Clerk.

Teresa McKeeman
Garden County Clerk

Survey Record Repository
RECEIVED

\$500

JUL 5 2012

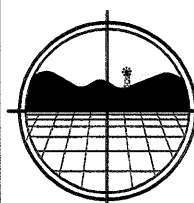
GARDEN

1077-057

**SURVEYOR'S CERTIFICATE**

I do hereby certify that, under my personal supervision, this plat was prepared from an actual survey completed this 13th day of June, 2012 and is correct to the best of my knowledge.

Ryan E. Dickinson, Registered Land Surveyor
Nebraska Reg. No. 554



DICKINSON LAND SURVEYORS, INC.
NEBRASKA AND COLORADO CERTIFIED
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